




## Phase 1 – Key Principles Development

In late 2015, APPA Standards and Codes Council (ASCC) created the Total Cost of Ownership (TCO) Work Group to begin working on the proposed APPA 1000: Total Cost of Ownership (TCO) for Facilities Asset Management, will establish a common framework for owners of facilities assets to identify and more effectively track and manage costs of a facility, building, or supporting infrastructure or assets over the full life cycle, by utilizing TCO principles. The framework would forecast investment needs and simplify data decision requirements by creating and utilizing a standard data set for purposes of maintaining a financially sustainable future for all asset investments.

The work group members were selected from a list of over 140 interested parties. In late March 2016, the work group met via conference call to review the development process outlined by the co-chairs. The work group was divided into four (4) subwork groups; Assets, Cost, Strategy, and Integrity. These subwork groups meet on a regular schedule.

The TCO Work Group approved the draft for public review in late June, and the 60-day public review period was announced in the ANSI Standards Action on July 14<sup>th</sup> with a close date of September 19<sup>th</sup>.

### Total Cost of Ownership Work Group Co-chairs

 <p>Doug Christensen In Memoriam</p>	 <p>Dana "Deke" Smith DKS, Inc.</p>	 <p>Ana Thiemer University of Texas - Austin</p>
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Asset Sub Work Group	Costing Sub Work Group
Bob Askerlund, Salt Lake Community College, co-leader Jack Dempsey, JACOBS, co-leader David Handwork, Arkansas State University Richard Keane, Cummins, Inc. Randy Ledbetter, Ledbetter Associates Glenda Mayo, University of North Carolina – Charlotte	Duane Hickling, Hickling & Associates - co-leader Jim Whitaker, International Facility Management Association (IFMA) - co-leader Mike Gebeke, University of Birmingham Stephen Harris, UT - Texas Roger Grant, National Institute of Building Sciences (NIBS) Chuck Mies, Autodesk
Strategy Subworking Group	Integrity Subworking Group
Mike Dell'Isola, Faithful + Gould, co-leader Tom Harkenrider, Soka University of America, co-leader Cameron Christensen, CUNY College of Staten Island Tom Smith, University of Wisconsin Bill Hunt, GSA, PBS office of Design and Construction Wayne Stopplemoor, Schneider Electric	Darryl Boyce, Carlton University, co-leader Greg Ceton, CSI, co-leader Nancy Johnson, Facility Matters LLC Bill Brodt, NASA Robert Quirk, UC Consultant